




GREEN BY DESIGN

Breaking New Ground: The Minnesota Overlay to the Green Communities Criteria

**Kasey Kier
Julie Ann Monson
Bruce Watson
Billy Weber**

- 
- Background
 - Consolidated RFP & Application
 - Minnesota Overlay to the Green Communities Criteria
 - Evaluation & Tools

Minnesota Housing's Mission

***We are committed to meeting
Minnesotans' needs for
decent, safe, affordable homes
and stronger communities***

Minnesota Housing's Strategic Goals

- End Long-Term Homelessness
- Increase Minority Homeownership
- Preserve Strategically the Existing Affordable Housing Stock
- Provide Housing Choices for Low and Moderate Income Workers

2006 Multifamily RFP Developments

- Over 2000 units
- 46 Developments Funded
- Over 252 million in Total Dev Cost
- ~80 million available through the RFP
- ~10 million in Housing Tax Credits (HTC)
 - » 10 million in HTC creates ~90 million in Equity (assumes .90 HTC price)

Multifamily Development Team

- MN Housing Staff Roles
 - » Housing Development Officer
 - » Architect
 - » Market Analyst
 - » Housing Management Officer
 - » Supportive Housing Coordinator

Sustainable Housing Criteria

- Long-term sustainability and reduction in operating costs
- Encouraged through MN Housing Selection Criteria and Design Standards
- Funding Partners
- Implemented through Tax Credit Program
- Developed Sustainable Housing Policy

Minnesota Housing Sustainable Housing Policy

Minnesota Housing encourages sustainable, healthy housing that optimizes the use of cost effective durable building materials and systems and that minimizes the consumption of natural resources both during construction/rehabilitation and in the long-term maintenance and operation....

[Minnesota Housing Sustainable Housing Policy (continued)

... We encourage optimizing the use of renewable resources and energy, minimizing damage and impact to the environment, and maximizing the use of natural amenities such as (solar, wind, climate, and orientation) of the development site.

Green Communities Criteria & Overlay

- Encouraged by Funding Partners
- Analysis of Alternatives to Green Communities Criteria
- Affordable Residential Rental Housing
- Energy Efficiency, Durability & Health

Minnesota Overlay to Green Communities Criteria

- Local and Regional Conditions
- Maintains Existing Design and Construction and Contractual Roles
- Flexibility to Change

Multifamily Common Application

Minnesota Multifamily Rental Housing Common Application

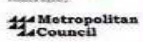
After completing the common application items, proceed to either: Minnesota Housing and Funding Partner Supplemental Items
OR
Appropriate Collaborating Partners Website

Minnesota Housing & Funding Partners

Minnesota Housing



Met Council & Metro HRA



Greater Minnesota Housing Fund



Minnesota Green Communities



Family Housing Fund



Dept. of Economic Development (DEED)



St. Paul Public Housing Authority



Continue to Minnesota Housing and Funding Partner Application Process

Collaborating Partners

[Hennepin County](#)



[City of Minneapolis](#)



[City of St. Paul](#)



[Ramsey County](#)



Continue to Applicable Website for Supplemental Application Requirements

Funding Partners



Continue to
Minnesota
Housing
and
Funding
Partner
Application
Process

Collaborating Partners



Sustainable Housing Partners

- Minnesota Green Communities
 - » Program funded by Family Housing Fund, Greater Minnesota Housing Fund and Enterprise
- Center for Sustainable Building Research UMN
- Department of Commerce
- Technical Advisory Group

Multifamily Common Application

Minnesota Housing Design Criteria

- General Occupancy Standards
- Supportive Housing Standards
- Accessibility Standards
- Visitability Standards
- General Obligation Bond Guidelines
- Housing Tax Credit Design Standards
- MN Overlay to Green Communities

Multifamily Common Application

- Mandatory for all New Construction
- Exemptions
 - » Housing Tax Credit Only
 - » General Obligation Bond Developments
 - » Stabilization and/or Rehabilitation

Multifamily Common Application

Implementation


- Application for Multifamily Funding
 - » Form – “Intended Method of Satisfying Criteria, Release and Certification”
 - » Certifications
 - » Plans and Specifications

Multifamily Common Application

Implementation & Certification

- » “Certification of Intent to Comply” at time of “Initial Application” - Owner & Architect;
- » “Certification of Contract Document Compliance” at or prior to “Loan Closing” or prior to “End Loan Commitment” – Owner & Architect;
- » “Certification of Compliance” at “End of Construction” - Owner, Architect, & Contractor

Multifamily Common Application

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Multifamily & Renters Information

The MHFA Multifamily Division supports the development, preservation and long-term viability of affordable rental housing by offering financing and on-going asset management of Agency-financed developments. We also administer federal and state housing production and assistance programs to support low and moderate-income renters.


Multifamily Funding

- [Apply for Multifamily Housing Resources](#)
- [Developing Affordable Rental Housing](#)
- [Rehabilitating Affordable Rental Housing](#)
- [Housing Tax Credit Allocation](#)
- [Preserving Affordable Rental Housing](#)
- [Design/Construction Technical Assistance](#)
- [Multifamily Property for Sale](#)

Property Management

Multifamily News

- [2007 RFP / 2008 HTC Application Now Available](#)
 - April 23 Publication
 - May 10 Training
 - June 19 Applications Due
 - October 25 Award Announcements
- [Register Now for Agency Wide e-news service](#)
- [2008-2009 Family Homelessness Prevention and Assistance Program RFP](#)
- [2008-2009 Bridges Rental Assistance RFP](#)
- [Multifamily Division Customer Service Initiative](#)
- [Multifamily Customer Survey Form](#)





Minnesota Overlay to the Green Communities Criteria

8 Broad Categories

1. Green Development Plan

- Integrated design action plan
 - » identify parties and responsibilities
- Overlay: Adds the three-step certification process by Developer, Architect, and General Contractor.
- No special technical certifications (like LEED) are required.

2. Location & Neighborhood Fabric: 5-Mandatory Criteria

- Smart Site Location
- Compact Development
- Overlay: modifies how density is calculated

3. Site Improvements:

3 Mandatory Criteria; No Overlays

- Environmental Remediation
- Erosion & Settlement control
- Landscaping

4. Water Conservation: 3 Mandatory Criteria; No Overlays

- Water conserving appliances & fixtures (same as MN Plumbing Code)
- Efficient Lawn Irrigation: gray water or 95% efficiency.

[5. Energy Efficiency:

5-Mandatory Criteria; No Overlays

- Meet one of;
 - » 2006 Energy Star Standards or;
 - » HERS (Home Energy Rating System) score of 86;
 - » or exceed ASHRAE 90.1 by 30%.
- Energy-Star Appliances and Light Fixtures.
- Exterior Lighting: Daylight Sensors or timers/time clocks
- Individual or sub-metered electrical service.

6. Materials Beneficial To The Environment

- 5-Optional Criteria; No Mandatory Criteria; No Overlay Amendments
- Some options may be low cost/zero cost impact; and worth considering or exploring.
- Don't ignore this section, just because it is Optional!

7. Healthy Living Environment:

19 Mandatory Criteria; 8-Overlay Amendments

- The most rigorous criteria that will have the greatest impact on design, construction technologies, and cost.
- Improve indoor air quality by reducing or eliminating pollutants: volatile organic compounds; formaldehyde; pollen, mold, mildew, other allergenic microbes.
- Impacts building material selection and finish locations; manufactured material compositions; and moisture and water resistance of components and finishes.

7. Healthy Living Environment (cont)

- Impacts ventilation equipment selection, sizing, operation, and air volumes.
- Impacts water, moisture, and humidity/condensation management; plumbing systems.
- Mechanical engineering design implications preclude Mechanical Design/Build delivery methods.

[8. Operations & Maintenance

3-Mandatory Requirements:

- Requires preparation of Owner's Manual; Occupant's Manual; & Resident Training
- Overlay provides recommended links on how to implement these criteria.

Multifamily Design/Technical Assistance

Minnesota Overlay to the Green Communities Criteria and link to the complete Green Communities Criteria

http://www.mhfa.state.mn.us/managers/Arch_Design_Standards.htm

Minnesota Housing Staff Architects

Bruce Watson (651)297-5135
bruce.watson@state.mn.us

Han Lee (651)296-9850
han.lee@state.mn.us

Jerry Narlock (651)215-6239
gerald.narlock@state.mn.us

Integrated Design Team



- Developer
- Architect
- Landscape Architect
- Engineers
- Property Managers
- Green Champion
- Consultants

Operating Manuals



Green Operations & Maintenance Manual
for The Plaza Apartments

Best Practices for a Healthy and High-Performance Building

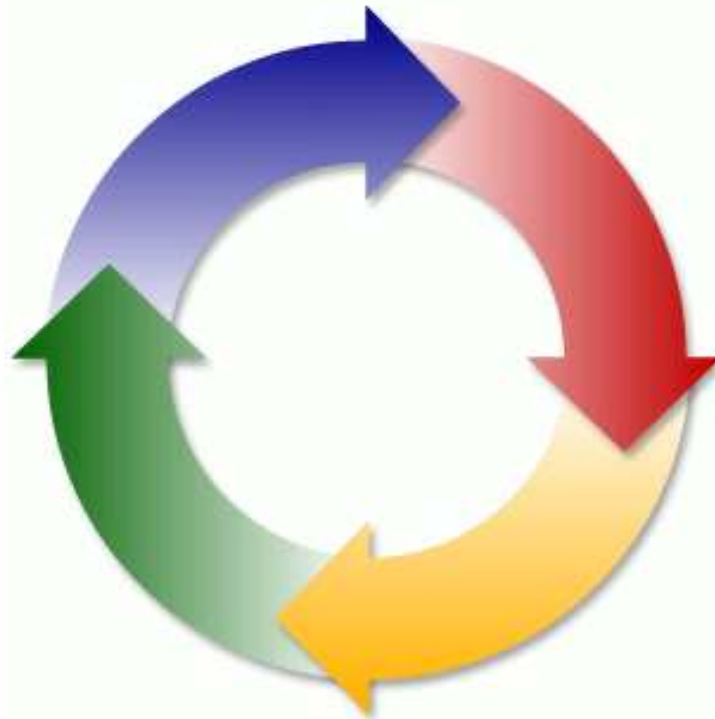
- Residents
- Property Managers
- Education
- Optimize operation and intended efficiencies



MINNESOTA SUSTAINABLE HOUSING INITIATIVE

www.mnshi.umn.edu

FEEDBACK LOOP



Utility Releases



- Signed by the tenant at the time of lease.
- Are things working as intended?
- Are we doing better?
- Promote successful strategies

Case Studies



- New San Marco, Duluth
- Viking Terrace Apartments, Worthington
- Wellstone Apartments, Minneapolis
- Ripley Gardens, Minneapolis
- ...and more

Tools

- energy saving calculator
- water saving calculator
- economic calculator
- life cycle analysis

Resources

Continuing Ed

